

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic The Fairfield Manor

and/or common Fairfield Manor Apartments

## 2. Location

street & number 2301 Fairfield Avenue

NA not for publication

city, town Fort Wayne \_\_\_\_\_ vicinity of ~~congressional district~~

state Indiana code 018 county Allen code 003

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Apt. & office

## 4. Owner of Property

name Jerry D. Nuerge

street & number 8301 Sagimore Court

city, town Fort Wayne \_\_\_\_\_ vicinity of \_\_\_\_\_ state Indiana 46815

## 5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building, Recorder's Office

street & number One Main Street

city, town Fort Wayne \_\_\_\_\_ state Indiana 46802

## 6. Representation in Existing Surveys

title Cultural Resources Survey for the City of Fort Wayne has this property been determined eligible?  yes  no

date June 1979  federal  state  county  local

depository for survey records City-County Building, Department of Community Development & Planning

city, town Fort Wayne \_\_\_\_\_ state Indiana 46802

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

Fairfield Manor Apartment building is located one mile south of Fort Wayne's city center at the southeast corner of Fairfield and Creighton Avenues - 2301 Fairfield Avenue. The neighborhood consisted originally of large houses for the well-to-do dating to the late 19th century.

Much of the neighborhood was later filled in with smaller scale housing during the first thirty years of this century. Creighton is an east-west residential street which also supports a fair amount of neighborhood commercial use. Fairfield Avenue has retained its prominence as an important north-south corridor.

The building, seven stories high plus a basement (storage space), is set close to the public walks on Fairfield and Creighton Avenues with narrow landscaped areas between the walks and facades. It is rectangular in plan, 68 feet by 190 feet. The long facade is set parallel to Creighton Avenue. The central 86 feet are recessed 8 feet on the south side and 5 feet on the north giving the plan a slight "bar-bell" form. This arrangement allows larger apartments and suites to occur at the corners and smaller apartments to be located along the straight corridor between.

The site has a frontage of 195 feet on Creighton Avenue and 190 feet on Fairfield Avenue. The building occupies the northern half with the southern half as parking and small landscaped areas. At the time of construction an additional 60 foot wide tract along the south side of the site was held in agreement with its owners as a safeguard for light and air. It was hoped that this tract might be developed into a putting green, but these plans were never developed and today the area is occupied by the First Baptist Church.

The Manor *Features a combination of Craftsman and Classical elements.* Its facades have a subtle expression of the three part classical order of base, shaft and capital. These areas are separated by limestone stringcourses in the tan tapestry brick walls at the levels of the third and sixth floor slabs. The sixth floor stringcourse has a heavier expression of banding which incorporates the stone lintels of the windows directly below. The windows of the first two floors are enframed in limestone. The third through sixth floors eliminate this fenestration detail with the exception of the sills. On these floors pilasters are expressed on the protruding parts of the north and south elevations with a vertical brick pattern extending between blocky limestone bases and capitals. The seventh floor again uses the stone window enframements. A wide green tiled (pent roof) sets low over the seventh floor window openings and is supported by large timber truss brackets which extend well below the window head level. (This pent roof feature was added to the original design to make the facility more distinctive on the skyline and as a concession to residents of the low-rise neighborhood who opposed the project because of its lack of residential character. See photos 1 & 2.) A masonry parapet extends above the pent roof several feet and is capped with green tile copings. This motif is continued on the roofs of the two elevator penthouses (photo 4).

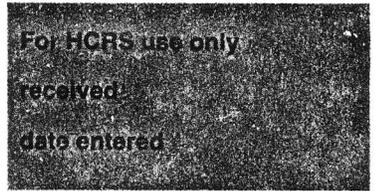
An additional roof top design element are the twelve electric lanterns (photo 3) located at the eight exterior corners of the wide end bays and the third points of the recessed central bays. These lights were intended to give the building a greater nighttime impact on the skyline and to illuminate a roof-top garden, plans for which were never completed.

A vertical rhythm is created on the facades with double-hung windows, the size of which vary with interior functions, spaced between vertical shafts of large porch openings containing french doors. The porches are very shallow and are enclosed with wrought iron railings.

There are two primary entrances on the first floor. The south entry is centrally located and consists of two unfluted Tuscan columns supporting an architrave, frieze and cornice. These columns are paired with rectangular pilasters set against the building face. A domed glass and copper canopy is suspended on chains from the frieze and its barrel vault enframes the fanlight over the doors (photo 5). The west entry facing Fairfield Avenue is also centrally placed in the facade. Its enframing is the same as that on the south side except that the canopy has been omitted and the words "Fairfield Manor" are carved in raised letters on the limestone architrave.

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Three minor entrances also are provided: two are on the north side behind the elevator shafts and lead to narrow corridors connecting to the main corridor. The other occurs on the east side on axis with the main east/west corridor and opposite the Fairfield Avenue entry. All three minor entrances are expressed on the exterior with simple stone cornices and stylized pediments. All entrances have air-lock type vestibules.

The structural system, designed by the Pittsburg engineering firm of J.A. Ferguson, consists of a grid of reinforced concrete columns supporting concrete beams at each floor level. One-way combination floor systems span between beams. These are composed of reinforced concrete slabs and joists formed over structural clay tile. Interior party walls are six inch structural clay tile with plaster. Minor partitions are three inch tile. Exterior walls are also structural tile with plaster and brick veneer.

The exterior of the Manor is literally in "as-built" condition. Maintenance has been regular and adequate. The only exception would be that the parapet lanterns are no longer functional and the metal frames which supported the amber glass have rusted away, allowing the glass to be lost.

The interior, and especially the public spaces, are also in excellent condition. The main floor is designed as an interior mall with public and commercial facilities provided for tenants and neighborhood residents. A formal east/west corridor with walnut wainscot, plaster ceiling designs and terrazzo/mosaic floor runs the full length of the building (photo 6). Commercial spaces in a linear formation along the corridor are still in use with some minor repartitioning. The original painted steel light fixtures in some of the rooms have been replaced with fluorescent fixtures. The main kitchen in the southeast corner is now an apartment, just west is the Tea Room which is an office. The Banquet Room, which connects to the Tea Room, is no longer in use (photo 7). On the southwest corner is the formal lobby. This room has an alcove designated as the "Ladies Reception Room" which has been partitioned off (in a compatible manner) for a doctor's office (photo 8). North of the lobby is the "Drug Store" (photo 9) - now leased office space, as are the beauty parlor and card room directly to the east. Many of the lobby and first floor corridor light fixtures are in storage pending re-wiring.

The majority of the apartments have received at least minor modifications, most commonly replacement of cabinets and appliances and painting of woodwork. Corridors (photo 10), stairway (including skylights) and elevator cabs are in original condition.

The owner has possession of architectural, structural, mechanical and electrical blue prints as well as shop drawings and many of the architect's actual tracings.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1927 - 1928      **Builder/Architect** Charles R. Weatherhogg

**Statement of Significance (in one paragraph)**

Local architectural significance can be attributed to Fairfield Manor because of the prominence of its architect and the quality of its design and craftsmanship.

Charles R. Weatherhogg was an important civic leader in Fort Wayne, where his successful career has left numerous major buildings of exceptional architectural quality.

Weatherhogg was born April 15, 1872 in Donington, Lincolnshire, England. He came to America at the age of twenty to visit the 1893 Chicago World's Fair, where he spent about a year. He then began his practice in Fort Wayne, although specific reasons for choosing this city are not clear.

He was in partnership from 1893-1897 with Arthur Grindle. His prominence was most significant during the years after the wane of the firm of Wing & Mahurin around 1910 until the rise of the firm of A.M. Strauss about 1928. As the single most important Fort Wayne architect during this period, Weatherhogg promoted the use of formal Beaux-Arts composition with informal devices from contemporaneous Craftsman Styles.

One of the notable civic duties he performed was membership on the committee which drafted Fort Wayne's building code in 1926.

As a regular customer of her mother's antique store in South Bend, Indiana, Mary Holmes (apartment 601) remembers Charles Weatherhogg as a man who loved beautiful things although his taste ran toward the functional in lieu of the decorative.

Weatherhogg died on October 15, 1937 at his Tri-Lakes home in Whitley County. His death was due to a heart attack; he was 65 years old.

Below is a list of major projects attributed to Weatherhogg:

- |                                |                                     |
|--------------------------------|-------------------------------------|
| Anthony Hotel                  | Keenan Hotel                        |
| Cathedral Boy's School         | Harrison Hill School                |
| Masonic Temple                 | Elks Home                           |
| Moose Building                 | Eagles Home                         |
| Achduth Vesholom Temple        | Catholic Community Center           |
| Perfection Biscuit Company     | Jasper County Courthouse            |
| Jasper Carnegie Library        | Peru High School                    |
| Fort Wayne Country Club        | Northside High School               |
| Central High School            | Journal Gazette Building            |
| William Noll Residence         | William Griffin Residence           |
| John Stillman Residence        | James Haberly Residence             |
| Fort Wayne Paper Box Company   | Lincoln Trust Company, South Branch |
| Peoples Trust and Savings Bank | Home Telephone and Telegraph        |
| Wolf & Dressauer Building      | Irene Byron Sanatorium              |
| Allen County Infirmary         | Kankakee Prison                     |
| Peabody Memorial Home          | Madera Garage                       |

Mr. Weatherhogg was adept at working in a number of stylistic modes and could freely choose appropriate styles to meet the needs of a particular site, client or building type. For large scale commissions his work was generally in the neo-classical Beaux-Arts style. Formal Beaux-Arts designs include the Masonic Temple, Central High School and the Jasper County Courthouse. Fairfield Manor falls into this genre but the location in a residential neighborhood, as discussed earlier, lead to a less formal and more residential architectural character

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via use of tapestry brick and tile roofing coupled with formal composition. The design of the parapets, with their twelve electric lanterns, are reminiscent of the walls surrounding Wright's Midway Gardens and perhaps indicate a prairie style influence.

The building features fine craftsmanship from several trades. The public spaces feature terrazzo floors with mosaic borders, walnut wainscot trim and doors, marble base and formal stairway and plaster cornice work on the ceilings. The parapet lanterns are terra-cotta, initially with amber stained glass. The original Art-Deco style carpeting is still in use in the upper floor corridors (photo 10).

Craftsmanship is especially apparent in apartment 601 (photos 11 & 12), one of the few which is completely unaltered. This apartment was designed by its original tenant, Sylvanus Bechtel, for her and his wife (sister of Sylvanus Bowser, inventor of the gasoline fuel pump and founder of the Bowser Pump Co.). The motif was intended to reproduce their previous residence - the Oscar Fox residence on Old Mill Road, Fort Wayne. Thus it is the only apartment with leaded glass windows, beamed ceilings and a quarry tile dining room floor. The English mantel in the living room is especially attractive.

Another early investor/tenant was Nathaniel Rothchild, a prominent Fort Wayne broker, who occupied suite 711 with his family on the east end of the top floor. This apartment is a combination of two smaller units and was redesigned by Weatherhogg after construction of the building had been completed (unlike suite 601 which was designed during construction allowing more freedom in the use of space). Madge Rothchild, daughter of Nathaniel Rothchild, lived in this apartment from its completion in 1928 until very recently. Several of Weatherhogg's design studies for this apartment are in the owners' possession.

Fairfield Manor has also contributed to area commerce through its progressive financing program. The Fairfield Realty Company was formed by Olaf N. Guldlin, M.E., a Fort Wayne industrialist, and involved several other prominent people.

Mr. Guldlin was born in Oslo Norway and had an impressive education in mechanical engineering at Bergen, Norway and Munchen, Bavaria. He advanced rapidly in the field of gas engineering after moving to the United States in 1880 until establishing "Western Gas" in 1888 with Detroit investors. These investors sold their interest to Samuel M. Foster, founder of the Samuel M. Foster Company (beginning of the ladies shirtwaist industry in America) and Charles and Ross McCulloch (grandsons of Hugh McCulloch, secretary of the treasury under Abraham Lincoln).

Guldlin's interest in an apartment project came many years after his retirement from the gas industry, the following is an excerpt from "Builders of Greater Fort Wayne":

"During his travels Mr. Guldlin became quite naturally interested in the higher class of apartment housing which so conspicuously accompanies the growth of most American cities, but was lacking in Fort Wayne. A plan grew in his mind, and was transferred to paper by architect and engineer. Many to whom it was submitted deemed it impracticable, too far ahead of the times, a dream. Business agnostics hung back from bonding the "rainbow vision". But to Mr. Guldlin the dream was merely another undertaking, carefully studied for years, which when finally presented in all its details, received the complete approval and financial support of outside investment bankers, and now, materialized in masonry and steel, "Fairfield Manor" is proving the dreamer, as always, a "Builder of Greater Fort Wayne."<sup>1</sup>

<sup>1</sup> B.J. Griswold, The Builders of Greater Fort Wayne; Fort Wayne, Indiana: Hoosier Press, 1926, page 693.

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Guldlin analyzed a number of different project sizes and configurations for the site, including at least one, the four story Morton Apartments, which proceeded into the working drawing stage before being withdrawn in favor of the seven story solution. Drawings for the Morton Apartments are in possession of the owner and were prepared by Weatherhogg in 1925.

The final financial arrangements included a subscription by the Fletcher American Company of Indianapolis of \$450,000 of 6 percent cumulative first preferred stock. Common stock in a sum of \$250,000 was sold to local people. A stock-ownership plan was made available to lessees of large suites. This stock was available in an amount sufficient to cover the pro-rata cost of the apartment. The tenant received a long term lease at 7½ percent less than the established monthly rate. This allowance of 7½ percent was set up to cover vacancies and because the apartment was subject to a long term lease, it was exempt from the rest of the building where vacancies were concerned. The tenant/stockholder received dividends and common stock equal to his proportionate share in amortizing the preferred stock.

The unique financial arrangements are largely due to the fact that Fairfield Manor was the first free-standing suburban apartment building in Fort Wayne.

Treasurer of the Fairfield Manor Realty Company was Wayne L. Thieme, son of Theodore F. Thieme who founded the Wayne Knitting Mills which was the first United States manufacturer of full fashion hosiery.

It is apparent that it's prominent architect and builders, fine craftsmanship, unique financial package and the fact that it is the first building of it's type in Fort Wayne all combine to make the Fairfield Manor Apartment Building a noteworthy and significant structure.

# 9. Major Bibliographical References

Griswold, Bert J.; The Builders of Greater Fort Wayne; Fort Wayne, Indiana: Hoosier Press, 1926  
 "Marketing an Hotel Apartment Building in a Small City"; Buildings and Building Management,  
 30 July 1928, p.p. 49-54.  
 "Death Takes Charles Weatherhogg"; Fort Wayne News-Sentinel, 15 October 1937.

# 10. Geographical Data

Acreeage of nominated property 6

Quadrangle name Fort Wayne, West

Quadrangle scale 1:24,000

**UMT References**

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4	5	4	7	9	0	0
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 Zone Easting Northing

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**Verbal boundary description and justification** All of lots 9, 10 and 11 in Bond's Subdivision, Fort Wayne, Indiana, a rectangle 195 feet along Creighton Avenue by 190 feet along Fairfield Avenue at the southeast quadrant of the intersection.

**List all states and counties for properties overlapping state or county boundaries**

state NA code county code

state code county code

# 11. Form Prepared By

name/title George D. Morrison, AIA

organization Morrison Associates, Architects/Planners date July 1982

street & number 107½ West Berry Street telephone (219) 422-6287

city or town Fort Wayne state Indiana 46802

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**For NPS use only**  
 I hereby certify that this property is included in the National Register

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration